

30 **7. APPROVAL OF MINUTES:**

31 Motion/Second/Carried (Kapla/Schildt) to approve the Planning Commission Meeting Minutes
32 from June 20, 2018. Ayes: Lacey, Martinot, Schildt, Fong, Kapla, Vincent. Noes: None.
33 Abstain: Schueler. Absent: Beach, Wrenn. (6-0-1-2)

34

35 **8. FUTURE AGENDA ITEMS AND OTHER PLANNING-RELATED EVENTS:** Staff will bring
36 two items to the September 5th meeting: the student housing and moderate impact referrals.

37 **AGENDA ITEMS**

38 **9. Discussion: Adeline Corridor Specific Plan Update and Draft Environmental**
39 **Impact Report (EIR) and EIR Scoping Session**

40 Staff presented on the Adeline Corridor Specific Plan EIR public scoping meeting. The
41 planning process and preparation of the EIR were summarized. The goal of this meeting is to
42 receive public comments about the environmental impacts that should be studied in the EIR.
43 The EIR will analyze environmental impacts of the Project (the Plan); identify “mitigation
44 measures,” which would serve to avoid or minimize an impact; and analyze alternative to the
45 Project that should be analyzed that may be environmentally superior to the proposed Project.

46 The Planning Commission took public comment for the EIR scoping session. Then, the
47 Planning Commission asked Staff questions regarding the process. The Planning
48 Commission discussed the content and analysis that should be included in the EIR, including
49 analysis of displacement in the neighborhood.

50 Public Comments: 16 speakers.

51 **10. Discussion: Analysis and Options Related to Small Business Support**
52 **Recommendations**

53 Motion/Second/Carried (Schildt/Kapla) to nominate Commissioner Fong as temporary Chair
54 because Chair Schildt had to leave meeting early. Ayes: Lacey, Martinot, Schildt, Fong, Kapla,
55 Vincent, Scheuler. Noes: None. Abstain: None. Absent: Beach, Wrenn. (7-0-0-2)

56

57 Staff presented the six recommendations related to the Small Business Package Referral
58 that were presented at the last Planning Commission meeting, with additional analysis and
59 options for moving forward with these recommendations.

60 The six recommendations include:

61 1. **Remove parking requirement for a change of use for qualifying projects in C-**
62 **prefixed districts.** Staff provided an option to remove the required incremental change in
63 parking for businesses that move into existing commercial spaces. The Planning
64 Commission agreed with this recommendation.

- 65 2. **Condense food services categories to a single category.** Staff provided two options:
66 1) collapse the three food service categories into one category, 2) collapse restaurant
67 types in C-1, C-N, C-NS, C-SA, C-T and C-SO, maintaining level of discretion associated
68 with commercial space size. The two options also included consideration of parking
69 requirements. The Planning Commission agreed to move forward with Option 1 amended
70 to include specific recommendations for levels of discretion and size thresholds where
71 conflicts arise and on parking requirements. In addition, the Commission requested staff
72 to bring back to the public hearing analysis supporting recommendations on the size
73 threshold determination, as well as, analysis of difference between the parking
74 requirements of 1 space per 300 square feet versus 1 space per 500 square feet.
75
- 76 3. **Standardize square footage thresholds that trigger various permits for “changes of
77 use” across all C-prefixed districts.** Staff provided two options: 1) lower the level of
78 discretion associated with a change of use from UPPH to an AUP in all relevant districts,
79 2) in addition to Option 1, lower the level of discretion associated with a change of use
80 from an AUP to a ZC in all relevant districts. The Planning Commission agreed with
81 Option 1, but asked staff to explain the pros-cons of UPPH versus AUP process in the
82 context of the permit approval process.
83
- 84 4. **Standardize “uses deemed compatible” across C-prefixed districts to the same
85 level of discretionary review.** Staff provided an option to lower the level of discretion for
86 approval of a “use deemed compatible” from UPPH to AUP. The Planning Commission
87 unanimously agreed with this recommendation.
88
- 89 5. **Expand the “commercial recreation” thresholds adopted for the Downtown across
90 other C-prefixed districts.** Staff provided three options for this recommendation: 1)
91 apply C-DMU’s regulations to Commercial Recreation Centers (CRC) in the Avenue
92 Commercial districts (C-1, C-T, C-W), 2) allow CRCs in the Neighborhood Commercial
93 zoning districts with a ZC if facility is under 1,500 sq. ft., and an AUP if facility is between
94 1,500 and 5,000 sq. ft. Add reference to “neighborhood-serving commercial
95 development” in the findings for CRCs in Neighborhood Commercial districts, 3) allow
96 CRCs in the Neighborhood Commercial zoning districts with a ZC if facility is under 1,500
97 sq. ft., and an AUP if facility is between 1,500 and 3,000 sq. ft. Add reference to
98 “neighborhood-serving commercial development” in the findings for CRCs in
99 Neighborhood Commercial districts. The Planning Commission agreed with Option 1 and
100 wanted more analysis and discussion for Options 2a and 2b in order to determine an
101 appropriate threshold size for AUP/UPPH in the Neighborhood Commercial districts.
102
- 103 6. **Allow the incidental service of beer and wine at a food service establishment via a
104 Zoning Certificate (ZC) in C-prefixed districts, and impose performance standards
105 where there would not otherwise be conditions of approval.** Staff provided an option
106 to lower the level of discretion from AUP to ZC for beer and wine service for incidental
107 seated food service. Add standard conditions of approval as performance standards to

108 the Zoning Ordinance for beer and wine service incidental to seated food service. Create
109 a new ZC form (ZC-REST) that lists performance standards. The Planning Commission
110 unanimously agreed with this recommendation.

111

112 Motion/Second/Carried (Vincent/Kapla) to request from staff to prepare a Public Hearing
113 for the October Commission meeting with all six recommendations and include additional
114 analysis for recommendations #2, #3, and #5. Ayes: Lacey, Martinot, Fong, Kapla, Vincent,
115 Scheuler. Noes: None. Abstain: None. Absent: Beach, Wrenn, Schildt (left at 9:30). (6-0-
116 0-3)

117 Public Comments: No speakers.

118 **The meeting was adjourned at 9:48pm**

119 **Commissioners in attendance: 7 of 9**

120 **Members in the public in attendance: 26**

121 **Public Speakers: 16 speakers**

122 **Length of the meeting: 2 hour and 45 minutes**